



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

June 6, 2016  
1606-DDP-20

**Petition Number:** 1606-DDP-20

**Subject Site Address:** Lot 1, Harmony Mixed Use District Subdivision

**Petitioner:** TMC Developers, LLC by Nelson & Frankenberger

**Request:** Detailed Development Plan approval for a 12,900 square foot+/- pharmacy building on 1.96 acres+/- in the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

**Current Zoning:** Harmony PUD District Ord. 12-14

**Current Land Use:** Vacant

**Approximate Acreage:** 1.96 acres+/-

**Property History:** 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)  
1605-SPP-06 Primary Plat (pending)  
1605-ODP-06 Overall Development Plan (pending)  
1606-SFP-16 Secondary Plat (pending)  
1606-PUD-07 Mixed Use District Amendment (pending)

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PROCEDURAL**

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its May 24, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's June 6, 2016, meeting.

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## **PROJECT OVERVIEW**

**Location:** The 1.96-acre+/- site is Lot 1 of the pending Harmony Mixed Use District Subdivision, located on the northwest corner of 146<sup>th</sup> Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 12,900 square foot single-story pharmacy (drug store) building.

**Applicable Zoning:** The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the “PUD Ordinance” or “Ord. 12-14”). The subject property is within “Area B” of the “Mixed Use District” of the PUD Ordinance. The applicable underlying zoning district is the LB: Local and Neighborhood Business District.

**Pending PUD Amendment:** The comments herein note the pending PUD Ordinance amendment (1606-PUD-07) that has been filed and is currently also scheduled for a public hearing at the June 6, 2016, Plan Commission meeting. The comments note whether the proposed development plan complies with the currently applicable standards, as well notes the proposed amendments.

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## **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The Development Plan complies except for those items identified as outstanding below:**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

**Comment:** Please relabel shared access easement on west lot line as an ingress/egress easement or shared drive easement, not as a private street easement.

- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.



- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

**Comment: Please coordinate with the Public Works Department and utility providers.**

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment: Please see District Standards comments herein.**

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.**

**Property is not subject to the State Highway 32 Overlay District; however, the architectural standards of the overlay district are applicable pursuant to the Harmony PUD Ordinance. Please see architectural comments herein.**

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

**Comment: Please coordinate with the Public Works Department.**

21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

**Comment: Please coordinate with the Public Works Department and utility providers.**

## **DISTRICT STANDARDS**

**The plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.**

22) Concept Plan (Section 1.4 of Ord. 12-14): The Real Estate shall be developed in a manner substantially similar to the layout shown in Exhibit C-1 Illustrated Site Development Plan.

23) Permitted Land Uses (Section 2.2 of Ord. 12-14): Underlying Zoning District.



**Comment: The proposed use is a Medium Intensity Retail<sup>1</sup> use and is permitted.**

<sup>1</sup> Chapter 12 of the UDO defines "Retail, Medium Intensity" as "Retail, Medium Intensity: Retail businesses that have a moderate impact on neighboring properties, traffic generation, and public safety. Example businesses include, but are not limited to: antique shop, apparel shop, art and craft supplies, auto part sales, auto rental, bicycle shop, book store (large), boutique, building finishes store (small), building supply or hardware store (small), china and glassware shops, coin shop, computer sales, convenience store (large), craft gallery (large), department store (small), discount store (small), **drug store (large)**, fabric shop and upholsters, furniture store (small), furrier shop, gift shop (large),

24) Special Requirements (Section 2.3(A) of Ord. 12-14):

- a) Buildings within Area B and Area C of the Mixed Use District shall comply with the Architectural Design Requirements of the State Highway 32 Overlay District (the “SR32 Overlay”)(see also Article 7 of Ord. 12-14).

**Comment:** The pending PUD Ordinance amendment (1606-PUD-07) proposes the following standard to replace and supersede the otherwise applicable architectural standards:

***A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.***

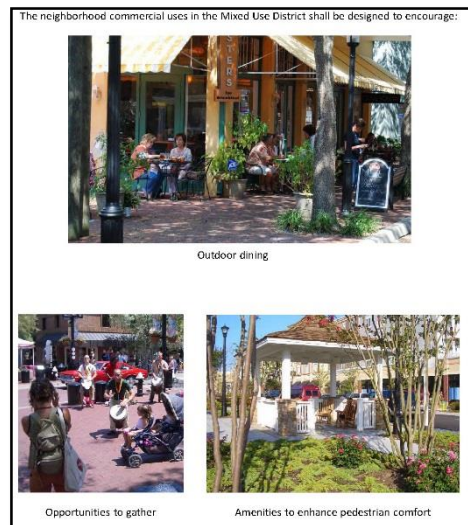
**As proposed, the plans comply with the proposed amendment. Please see comments herein regarding the SR32 Overlay District Architectural Design Requirements.**

- b) The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
- c) The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type: (i) Grocery, 70,000 sq. ft.; (ii) Inline retail, 30,000 sq. ft.; (iii) Office, 40,000 sq. ft.; (iv) All uses on Outlots, 50,000 sq. ft.; and (v) Other permitted uses, 30,000 sq. ft.

**Comment:** This is the first proposed commercial building within the Mixed-Use District and is a proposed Outlot building at 12, 900 square feet.

- d) Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

**Comment:** Exhibit C-2 includes the following design elements: (i) outdoor dining; (ii) opportunities to gather; and (iii) amenities to enhance pedestrian comfort. The petitioner has



golf/tennis pro shop, grocery/supermarket (small), hobby shops, home electronics/appliance store (small), locksmith shop, liquor sales, luggage store, music/media shop, musical instruments store, office supplies (small), pawn shop, printing and photocopying (small jobs), shoe sales and repair, sporting goods (small), tobacco shop, toy store (small), variety store (small). Generally, a business under twelve thousand (12,000) square feet qualifies as small for purposes of this definition.



proposed a park bench along the lot's Ditch Road frontage as an amenity to enhance pedestrian comfort.

25) Development Standards (Section 2.3(B) of Ord. 12-14):

**The Development Plan complies unless otherwise noted below.**

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: 50 feet; direct access to Public Way or indirect access to a Private Street is required
- c) Minimum Building Setback Lines:

**Comment:** The pending PUD Ordinance amendment (1606-PUD-07) modifies the below standards to provide: (i) a minimum Front Yard setback of twenty (20) feet from the internal street; (ii) a minimum Front Yard setback of ten (10) feet along the private street parallel to the Lot's north lot line; and (iii) a minimum Side Yard and Rear Yard setback of zero (0) feet internal to the Mixed Use District.

- i) Front Yard: 60 feet; 20 feet from 146<sup>th</sup> Street and Ditch Road

**Comment:** Please adjust the setback line along the north private street to be measured from edge of the proposed private street easement line. The lot's west property line is a side yard, so rather than the labeled front yard building setback line, the setback may be labeled at the side yard setback distance.

- ii) Side Yard: 15 feet; 60 feet adjacent to Residential District;  
15 feet to perimeter of Mixed Use District
- iii) Rear Yard: 20 feet; 60 feet adjacent to Residential District
- d) Maximum Building Height: 45 feet

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The Development Plan complies, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:**

26) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

**Comment:** A portion of the trash enclosure is located within the 146<sup>th</sup> Street Established Front Yard, please shift the enclosure(s) north accordingly. Please provide enclosure architectural plans for review and confirmation of compliance. Please note requirement requiring separate pedestrian access opening, which do not appear to be incorporated into the design per the site plan:





***Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.***

27) Architectural Standards (Article 6.3(F))

**Comment: Not applicable and superseded by the terms of the State Highway 32 Overlay District, as made applicable by Ord. 12-14, as amended, as otherwise noted herein.**

28) Building Standards (Article 6.4)

29) Fence Standards (Article 6.5)

30) Height Standards (Article 6.6)

31) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

**Comment:**

**Please show and label vision clearance triangles on the landscape plan.**

**Please revise planting schedule to differentiate between shade and ornamental trees, and please add a “total” row for quantity of each planting type.**

a) General Screening Standards (Article 6.8(H))

**Comment: Please confirm equipment is roof mounted.**

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

**Comment: Development Plan complies:**

	Required	Provided	Revision
Shade Trees	10 per acre 20 total	28	Complies
Ornamental or Evergreen Trees	10 per acre 20 total	27	Complies
Shrubs	25 per acre 49 total	304	Complies

c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

**Comment:** Development Plan complies except as noted below.

	Façade Length (approximate)	Shrubs / Trees Required	Provided (revision)
West Façade	95 feet	1 per 12 feet (8 total required)	9 provided (complies)
South Façade	120 feet	1 per 12 feet (10 total required)	10 provided (complies)
East Façade	100 feet	1 per 12 feet (8 total required)	10 provided (complies)
North Façade	140 feet	1 per 12 feet (12 total required)	9 provided (-3 shrubs)

d) External Street Frontage Landscaping.

**Comment:** Section 5.3 of Ord. 12-14 establishes “Buffer Yard Requirements” along the property’s 146<sup>th</sup> Street and Ditch Road frontages; however, the pending PUD Ordinance amendment (1606-PUD-07) proposes to default to the UDO’s External Street Frontage Landscaping Requirements. Both sets of standards are reviewed below.

Please add detail of redi-rock retaining wall at southeast corner to the landscape plan.

- i) Buffer yards shall not be required internal to the Real Estate.
- ii) In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

**Comment:** Landscape Buffer A does not apply to this property.

- iii) In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

**Comment:** Landscape Buffer B currently applies to the property’s 146<sup>th</sup> Street and Ditch Road frontages and complies.

	Evergreen Trees		Evergreen Shrub	
	Required	Provided (revision)	Required	Provided (revision)
146 <sup>th</sup> Street (299' +/-)	1 / 30' 10 required	12 (complies)	5 / 30' 50 required	74 (complies)
Ditch Road (217' +/-)	1 / 30' 7 required	7 (complies)	5 / 30' 35 required	75 (complies)



**Comment:** If the pending PUD Ordinance amendment (1606-PUD-07) were approved, then the UDO's External Street Frontage Landscaping Requirements would apply to the property's 146<sup>th</sup> Street and Ditch Road frontages as follows:

	Shade or Evergreen Trees		Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
146 <sup>th</sup> Street (299' +/-)	3 / 100' 9 required	12 (complies)	2 / 100' 6 required	6 (complies)	25 / 100' 75 required	74 (-1 shrub)
Ditch Road (217' +/-)	3 / 100' 7 required	7 (complies)	2 / 100' 4 required	7 (complies)	25 / 100' 54 required	75 (complies)

e) Buffer Yard Requirements

**Comment:** Not applicable to this property, except as noted above for External Street Frontage Landscaping.

f) Interior Parking Area Islands:

**Comment:** Development Plan complies unless otherwise noted below.

- i) Minimum Area Required: A minimum of ten percent (10%) landscape area of Parking Areas shall be set aside for Parking Area islands based upon 68 parking spaces.
- ii) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

**Comment:** Please incorporate four (4) shrubs in southwest corner island.

g) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

- ii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

	Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)
East Perimeter (190 feet +/-)	1 / 30' 6 required	13 (complies)	1 / 3' 63 required	85 (complies)
Southeast Perimeter (50 feet +/-)	1 / 30' 2 required	2 (complies)	1 / 3' 17 required	46 (complies)
South Perimeter (210 feet +/-)	1 / 30' 7 required	17 (complies)	1 / 3' 70 required	70 (complies)
Northwest Perimeter (80 feet +/-)	1 / 30' 3 required	0 <b>(-3 trees)</b>	1 / 3' 27 required	0 <b>(-27 shrubs)</b>
North Perimeter (210 feet +/-)	1 / 30' 7 required	8 (complies)	1 / 3' 70 required	10 <b>(-60 shrubs)</b>

\*Credits overlapping External Street Frontage Landscaping Requirements and Perimeter Parking Area Landscaping where appropriate.

- iii) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

### 32) Lighting Standards (Article 6.9)

**Comment: Development Plan complies unless otherwise noted below.**

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

**Comment: Please clearly label and include light pole detail. Sheet 4 of light fixture details suggests pole height of 40 feet.**

- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

**Comment: Please darken and label lot lines on photometric plan. Will further review to confirm compliance.**



- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

**Comment: Please add note stating this requirement on the Lighting Plan.**

33) Lot Standards (Article 6.10)

34) Outside Storage and Display (Article 6.12)

35) Outdoor Café and Eating Areas (Article 6.13)

36) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- b) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area. (ii) Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

**Comment: Development Plan complies. 63 parking spaces (12,900 sq. ft. @ 300 SF GLA) are required, and 68 parking spaces are proposed.**

- c) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided within Area B of the Mixed Use District. In addition, a bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

**Comment: Development Plan complies. A three (3) bicycle rack is proposed at southwest corner of building.**

- d) Stacking Requirements for Drive-Through Facilities: See Article 6.4(E).

**Comment: Please delineate stacking spaces on site plan. Please note a minimum of three (3) stacking spaces per service window is required.**

37) Setback Standards (Article 6.16)

**Comment: Please note other comments herein regarding labeling of setback lines.**

38) Sign Standards (Article 6.17)

**Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time. Please provide and label a sign easement for the Nonresidential Center Sign.**

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

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**SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))**

Section 2.3(A)(1) and Article 7 of Ord. 12-14 provides that the Architectural Design Requirements of the State Highway 32 Overlay District shall apply. The pending PUD Ordinance amendment (1606-PUD-07) proposes the following standard to replace and supersede the otherwise applicable architectural standards:

*A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.*

As proposed, the plans comply with the proposed amendment; however, the below comments are in review of the standards currently applicable until the proposed amendment is approved by the Council.

The plans comply with Article 5.3(K) (SR32 Overlay District), except for those items identified as outstanding below:

41) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

42) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

**Comment:** The south, west and north elevations exceed ninety (90) feet in length; however, no façade offset is provided. Please revise accordingly.

- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

43) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

**Comment:** The site plan denotes a door on site plan on the west elevation; however, the elevations do not depict a door. The elevations depict two doors on the west end of the south elevation; however, the site plan only depicts one door. Please revise site plan and/or elevations accordingly.

- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

- 44) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

**Comment:** The north elevation includes downspouts exterior to the façade and are colored to match or complement the abutting building materials.

45) Flat Roofs:

- a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

**Comment:** Additional consideration is warranted to further enhance the treatment of the cornice to qualify as articulated, three-dimensional, as depicted by the referenced figure.

FIGURE 5.3(9): ARTICULATED CORNICE



- b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

- c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

- i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.

**Comment:** The proposed building does not propose a change in roofline. As a result, (ii) below applies.

- ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION.

FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION

The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.



**Comment:** Building does not comply with the minimum vertical change of four (4) feet (exception north elevation, which complies) and the south and west elevations exceed the permitted roof line length without modulation.

Roofline	Total Length +/-	Roof Height Difference +/-	Maximum Length of Roofline without Modulation +/-
East Elevation	80 feet	Minimum: 24'-10" Maximum: 26'-10" (2' difference)	60 feet (complies)
South Elevation	124 feet	Minimum: 23'-6" Maximum: 26'-10" (3'-4" difference)	65 feet (exceeds by 5 feet)
West Elevation	94 feet	Minimum: 24'-10" Maximum: 26'-10" (2' difference)	76 feet (exceeds by 16 feet)
North Elevation	134 feet	Minimum: 22'-10" Maximum: 26'-10" (4' difference; complies)	53 feet (complies)



- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

46) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

47) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

FIGURE 5.3(15): WINDOW ACCENTS



**Comment:** Window treatment does not appear to be proposed (with exception of canopy for select windows if qualified). Please identify and label accordingly. Please revise if appropriate to comply with the above.





- 48) Awnings: (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS. (ii) Awnings shall be made of a non-reflective material. (iii) All awnings shall be kept in good repair. (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.
- 49) Drive-thru windows and lanes shall not be permitted in between the 146<sup>th</sup> Street or Ditch Road right-of-way line and the Building Facade nearest to said right-of-way line.
- 50) Building Materials:
- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
  - b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
  - c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.  
**Comment: Please identify percentage of each building material per façade. Will be further reviewed for compliance.**
  - d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.  
**Comment: Please identify percentage of each building material per facade. Will be further reviewed for compliance.**
  - e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from 146<sup>th</sup> Street or Ditch Road.
- 51) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

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**DESIGN STANDARDS (Chapter 8 of UDO)**

The Development Plan complies except for those items identified as outstanding below, that need addressed prior to approval:

52) Easement Standards (Article 8.3)

**Comment:** Please coordinate with the Public Works Department and utility providers. Please note comment herein regarding sign and access easements.

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

**Comment:** Please add a delineated crossing from sidewalk abutting the street along the north lot line to the sidewalk along the north building façade.

b) Perimeter / External Pedestrian Network Standards:

54) Street and Right-of-Way Standards (Article 8.9)

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

**Comment:** Please coordinate with utility providers.

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**DEPARTMENT COMMENTS**

- 1) **Action:** Hold a public hearing at the June 6, 2016, Plan Commission meeting.
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).